

PLANNING COMMISSION REPORT



MEETING DATE: December 1, 2004

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Velocity Sports - 31-UP-2004

REQUEST

Request a conditional use permit for a health studio in a portion of the existing building located at 9171 E Bell Road with Industrial Park Planned Community Development District (I-1 PCD) zoning.

Key Items for Consideration:

- On-site parking is sufficient for the proposed use.
- The facility will not generate an unusual volume of traffic
- The use is reasonably compatible with adjacent uses and offers a service to the surrounding employment core.
- No public opposition has been received.

Related Policies, References:

- Case 33-ZN-2000 created the Horseman's Park Planned Community Development overlay in March 2001.
- The site was zoned I-1 (Industrial Park) in 2001

OWNER

Velocity Sports Performance
480-503-8212

APPLICANT CONTACT

James Elson
Elson Architects
480-515-9332

LOCATION

9171 E Bell Rd, at the southwest corner of Bell Road and 92nd Street



BACKGROUND

Zoning.

The site is zoned I-1 (Industrial Park) within a Planned Community Development (PCD). The I-1 zoning district allows health studios with conditional use permits. Amended development standards were applied with the PCD to preserve views of the McDowell Mountains.

General Plan.

The General Plan Land Use Element designates the property as Employment, which supports a variety of regional and community level activities. This category permits a range of employment uses such as light industrial, offices, and other mixed uses.

Context.

This site is located at the southwest corner of Bell Road and 92nd Street in the McDowell Mountain Business Park formerly known as Horseman's Park. The surrounding property includes the following:

- North – State Land, I-1 PCD
- East – Coyote's Ice Den and Healthsouth (zoned C-3 PCD)
- South and West– McDowell Mountain Business Park (zoned I-1 PCD)

APPLICANT'S
PROPOSAL

Goal/Purpose Of Request.

The conditional use permit will allow a health studio specializing in individual athletic training including the use of weight and fitness training. The health studio will be developed as a portion of an existing 20,000-square-foot building (one of 8 buildings within this business complex). The facility will be self-contained and all activities will be conducted indoors. The health studio has the capacity to accommodate about 36 patrons and 7 staff. Available parking on this site is adequate to accommodate required parking for this use. The facility has access to 92nd Street to the east and 91st Street to the west, which contains a signalized intersection at Bell Road.

Key Issues.

- The larger business center contains a variety of office, warehouse and sports training, activity and rehabilitation uses.
- The sports facility will not adversely impact adjacent uses.

IMPACT ANALYSIS

Development information.

- | | |
|------------------------------------|--|
| • <i>Buildings/Description:</i> | Facility is a tenant improvement space in the larger 20,000-square-foot building |
| • <i>Parcel Size:</i> | 11.96 +/- acre business center containing 8 buildings |
| • <i>Building Height Allowed:</i> | 36 feet |
| • <i>Existing Building Height:</i> | 28 feet |
| • <i>Floor Area:</i> | 14,200 +/- square feet |
| • <i>Parking:</i> | 57 spaces required, 60 spaces provided |
| • <i>Other:</i> | Part of 175,000-square-foot, 8-building industrial center complex |

Traffic.

The operational information regarding this use has been provided from which City transportation staff has estimated daily trips generated for the proposed use. For example, this use includes about seven (7) employees and about thirty-six (36) clients at any one time. Based on this information, estimated daily trips are about 380 vehicles per day with the peak hour trips of about 40 per hour, i.e. one trip in and one trip out for each customer using the facility with the seven employee's trips being more widely spaced throughout the day. Peak hours of customer usage will be during the day and evening hours. A signalized intersection is located at 91st Street and Bell Road, along the west side of the business center. The anticipated amount of traffic generated from

the use will not create on-site or public street traffic problems.

Water/Sewer.

City water and sewer lines are provided to the site from 92nd Street as part of the Bell Road II Improvement District.

Fire.

Rural Metro has reviewed this proposal and it conforms to the minimum requirements for fire protection and fire apparatus access.

Open space, scenic corridors.

A fifty-foot-wide, buffered setback is situated along Bell Road, adjacent to the north side of the site.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *Activities are conducted completely indoors.*
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *Private vehicles will be used by staff and customers of the facility. No excessive amount of traffic will be generated by the use. Adequate parking is available on-site.*
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *The facility is self-contained and will not adversely affect or cause a negative impact on surrounding land uses.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - *The health studio provides a physical activity and training center that will serve the community, employment center, and industrial park area.*

Community Involvement.

Letters of notification have been sent to adjacent property owners within 750 feet of the site. No letters, phone calls or e-mails have been received objecting to this use. The applicant held a public open house on Nov. 13, 2004. Nine (9) people attended no adverse comments were received. Comments concerning the meeting are enclosed as Attachment #7.

Community Impact.

The proposal provides fitness-training services for the surrounding neighborhood and for the community. The health studio will be contained within an existing building in the industrial and commerce park. The building has sound attenuation walls to assure all sound is contained with the structure. Use of this facility by appointment only and is available to the general public.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)


Planning and Development Services Department

Current Planning Services


STAFF CONTACT(S)

Al Ward
Senior Planner
480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY



Al Ward
Report Author



Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Traffic Impact Summary
7. Citizen Involvement
8. City Notification Map
9. Floor Plan
10. Site Plan

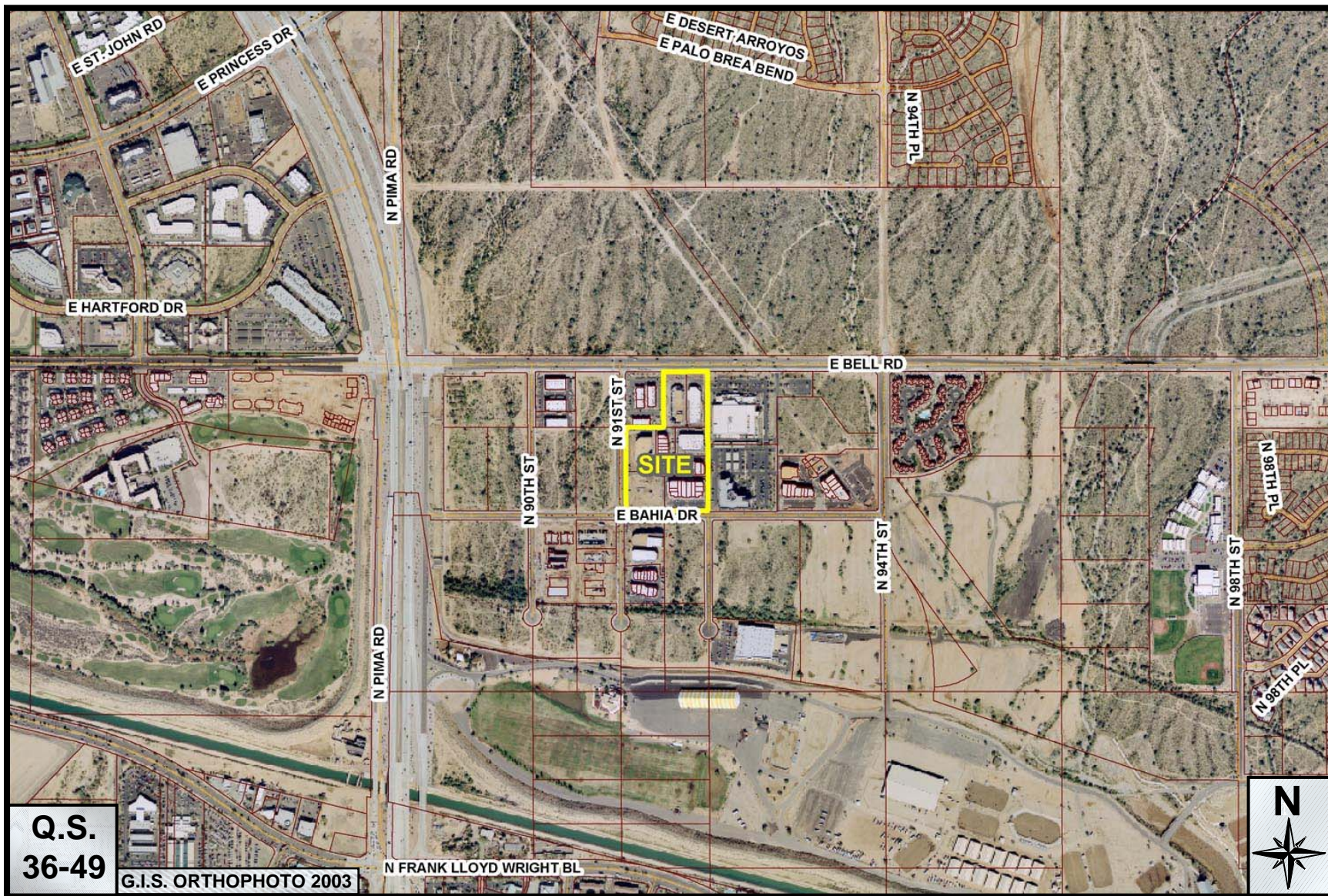
DESCRIPTION OF USE

VELOCITY SPORTS PERFORMANCE IS A FACILITY SPECIALIZING IN INDIVIDUAL ATHLETIC TRAINING. CLIENTS, RANGING FROM STUDENT ATHLETES TO ELITE PRO ATHLETES TO RECREATIONAL ADULT ATHLETES TO POLICEMEN AND FIRE FIGHTERS SCHEDULE APPOINTMENTS TO ACCOMPLISH AN INDIVIDUALLY TAILORED PROGRAMS DESIGNED TO HELP THEM REACH THEIR MAXIMUM ATHLETIC POTENTIAL - OVERCOMING PHYSICAL LIMITATIONS, REHABBING FROM INJURY, OR JUST IMPROVING THEIR GAME OR JOB PERFORMANCE.

90 MINUTE TRAINING SESSIONS ARE EITHER ONE ON ONE OR IN SMALL GROUPS OF 4 TO 6 ATHLETES. ALL SESSIONS ARE BY APPOINTMENT. CLIENTS ARE NOT MEMBERS OF A "HEALTH CLUB" WHO CAN USE THE FACILITES AT WILL, THEY ARE ONLY ON PREMISES FOR THEIR SCHEDULED SESSION.

ATTACHMENT #1

31-UP-2004
10-7-04



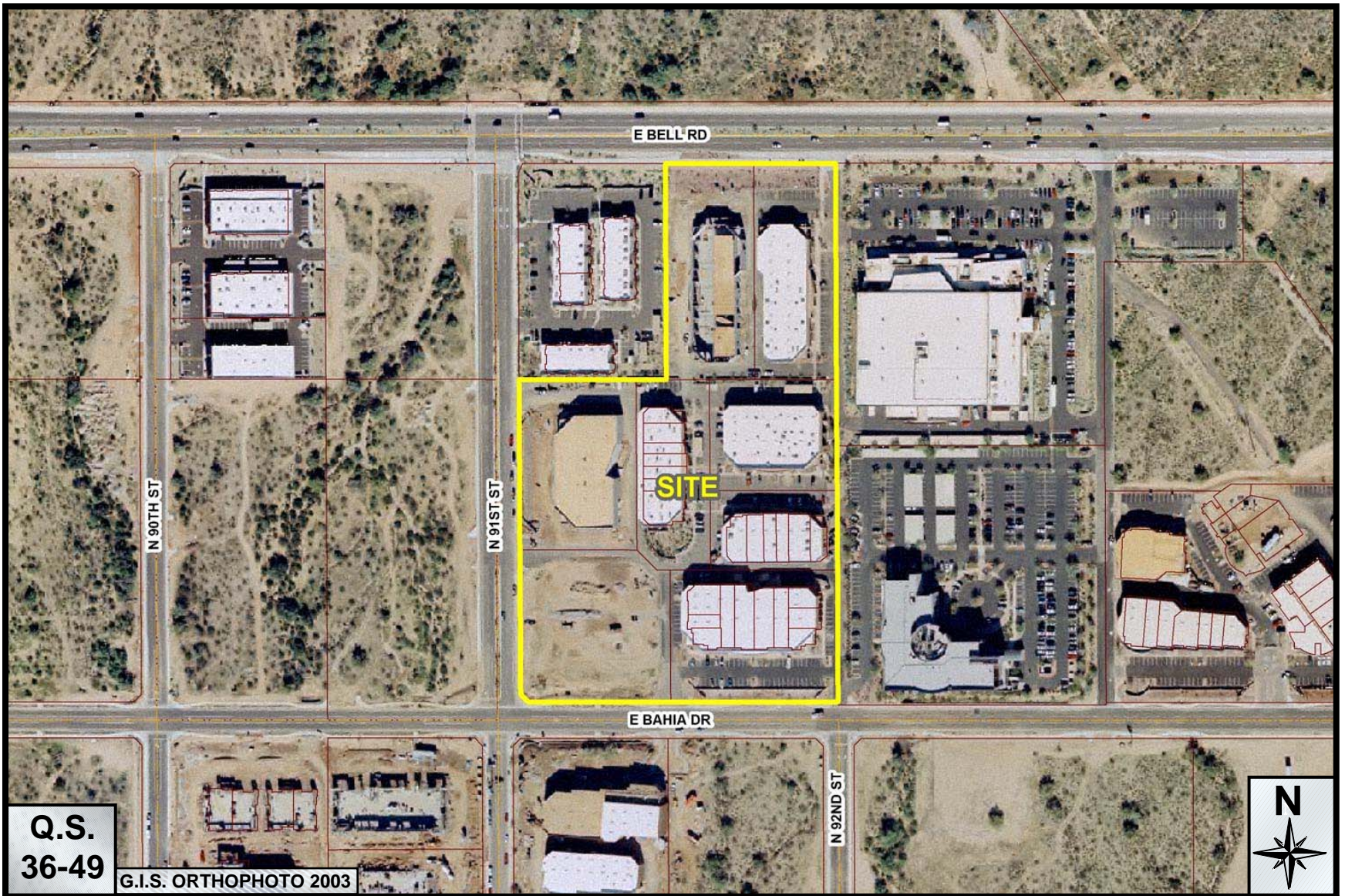
Q.S.
36-49

G.I.S. ORTHOPHOTO 2003

Velocity Sports

31-UP-2004

ATTACHMENT #2



Q.S.
36-49

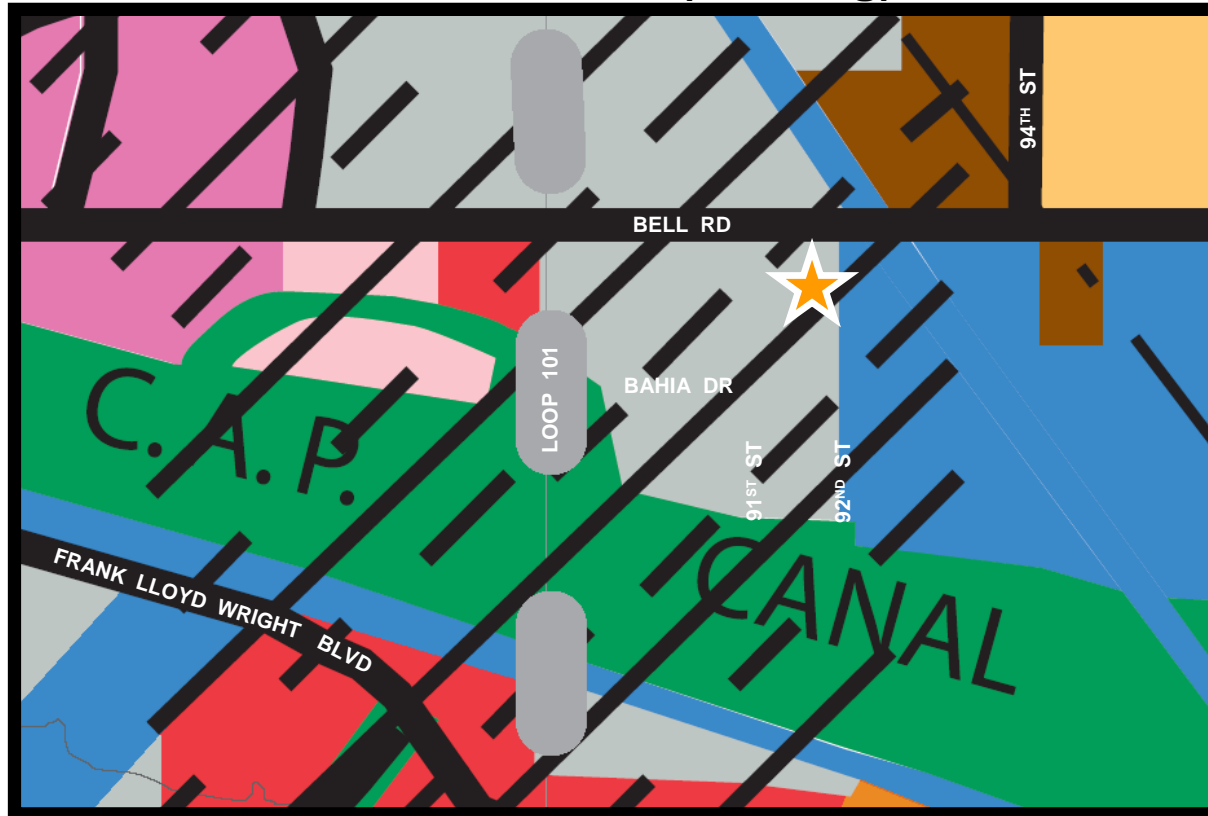
G.I.S. ORTHOPHOTO 2003

Velocity Sports

31-UP-2004

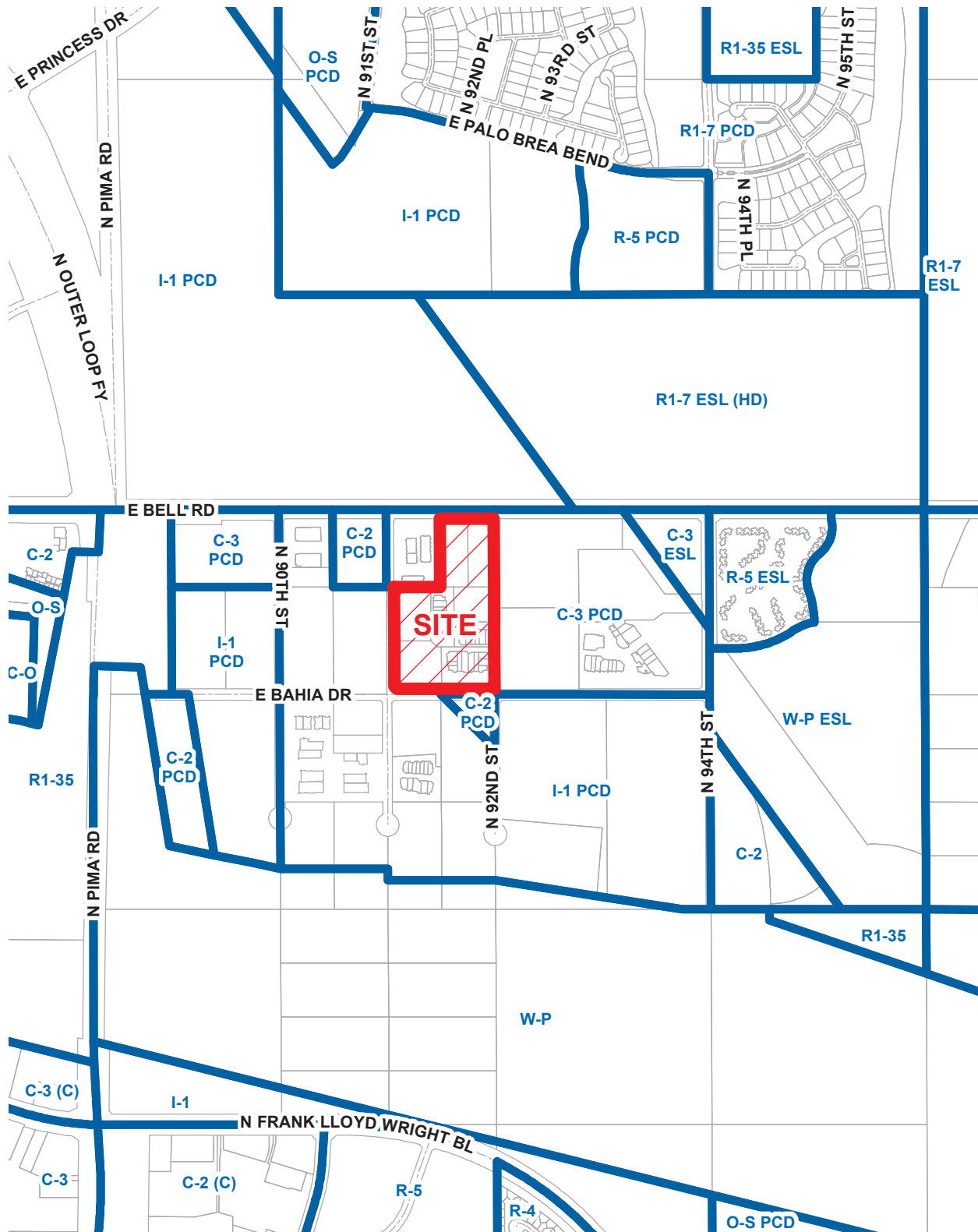
ATTACHMENT #2A

General Plan (Existing)



31-UP-2004
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004



31-UP-2004

ATTACHMENT #4

STIPULATIONS FOR CASE 31-UP-2004

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform with the Site Plan submitted by James Elson Architect and dated 8/24/2004, and the Floor Plan submitted by Saffran Kilpatrick Architects, dated 7/2/2004. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **OPERATION TO BE CONDUCTED INDOORS.** All activities associated with the health studio operation shall be conducted completely indoors, within the designated building.
3. **NOISE CONTAINMENT.** Noise created from the health facility shall be contained completely within the subject building and shall not be audible from adjacent uses in the center.
4. **CHILD CARE LIMITATION.** If a child care area is provided with this use, it shall be for the use of patrons only, while using health studio facilities, during normal business hours.

Traffic Impact Survey

The site is located in the Horseman's Park overlay and transportation impact assessments for the Bell Road II Improvement District area have been previously conducted with capacities incorporated in the current street design standard. No traffic impact survey was required with this health studio, which is incorporated into a larger industrial center and a variety of tenant users were anticipated for this site. The applicant has provided information relating to the size, capacity, staffing and operation from which estimated daily trip generation have been estimated for the proposed use. About 7 (7) employees and thirty-six (36) clients can be accommodated at the facility at any time.

Based on this information, an estimated 380 vehicle trips will be generated from the site per day. Peak hour traffic is estimated to be about 40 vehicle trips per hour. Peak hours of customer usage are anticipated to be during the day and evenings. A signalized intersection is located at 91st Street and Bell Road, along the west side of the business center. Cross access agreements provide for through access from the site to both 91st and 92nd Streets. The anticipated amount of traffic generated from the use will not create an on-site or public street traffic problem and volumes can be accommodated by the existing street system in the area. Parking is provided on site with 56 spaces are required, 60 are provided.



November 15, 2004

Dear Mr. Ward:

Per your request, Velocity Sports Performance notified our business neighbors within 350 feet of our building that we would be holding an open house event that on October 13, 2004 from 9AM until 5 PM. Nine of our neighbors attended and toured the facility during the event and we did not receive any negative feedback.

Please feel free to contact me if you have any questions.

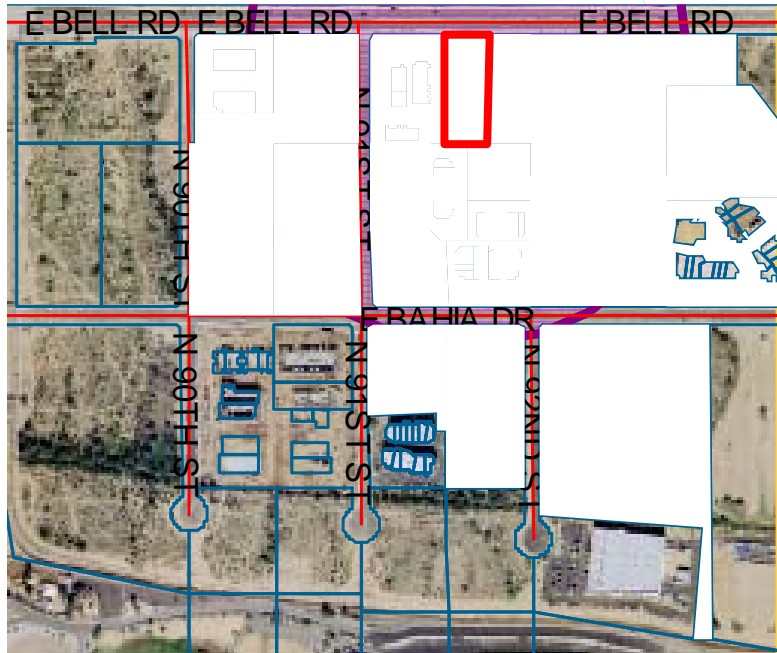
Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Maizner'. The signature is fluid and cursive, with a large initial 'D' and 'M'.

Dan Maizner
President

ATTACHMENT #7

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Coalition of Pinnacle Peak (C.O.P.P.)
- Salida Condominium Association

Q.S.
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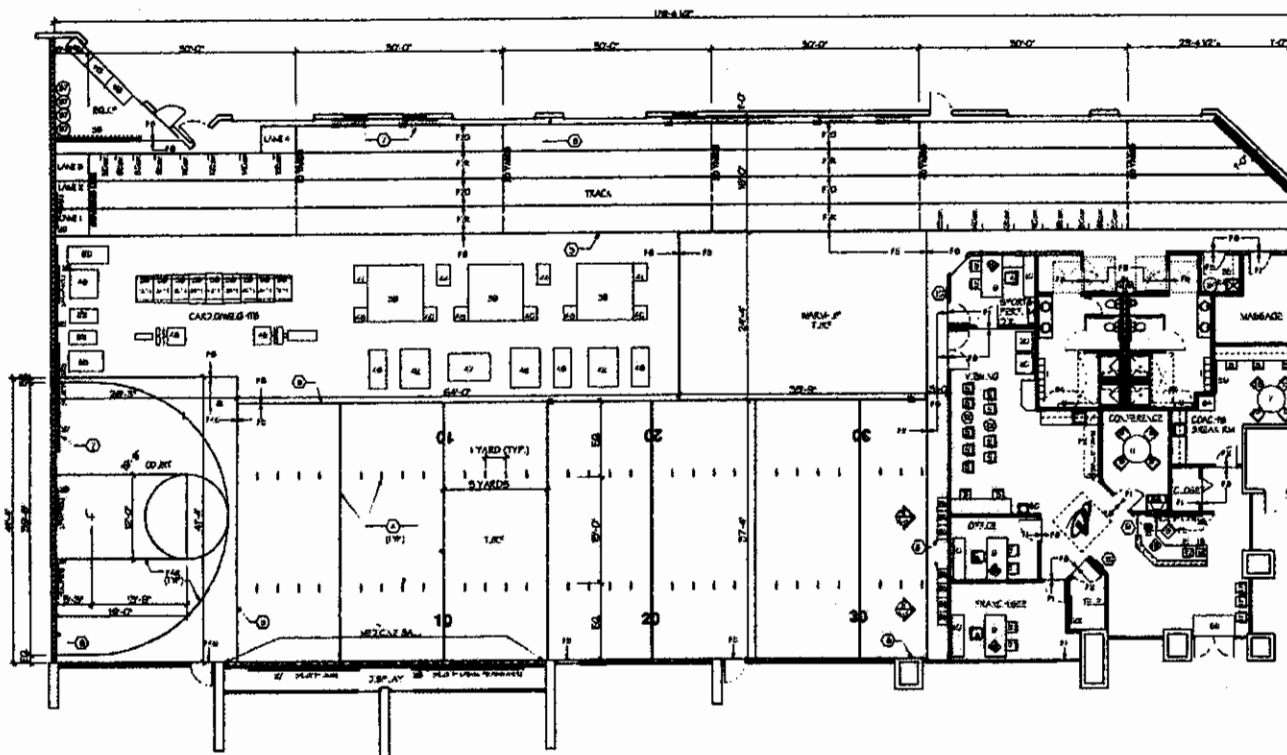
Labels pulled 10/11/04



Velocity Sports

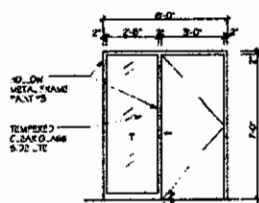
31-UP-2004

ATTACHMENT #8



EQUIPMENT, FURNITURE & FLOOR FINISH PLAN

VP = 1'-0"



1 TYP. SIDELITE ELEVATION
SCALE: 3/8" = 1'-0"

○ EQUIP., FURNITURE, & FINISH PLAN NOTES/KEYNOTES:

1. ALL DIMENSIONS & FINISHES TO BE PROVIDED BY OWNER. SEE NOTES ON EACH ROOM.
2. ALL FLOOR FINISHES TO BE PROVIDED BY OWNER. SEE NOTES ON EACH ROOM.
3. ALL WALL FINISHES TO BE PROVIDED BY OWNER. SEE NOTES ON EACH ROOM.
4. ALL CEILING FINISHES TO BE PROVIDED BY OWNER. SEE NOTES ON EACH ROOM.
5. ALL DOOR FINISHES TO BE PROVIDED BY OWNER. SEE NOTES ON EACH ROOM.
6. ALL WINDOW FINISHES TO BE PROVIDED BY OWNER. SEE NOTES ON EACH ROOM.
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EQUIPMENT & FURNITURE SCHEDULE:

NOTES: EQUIPMENT & FURNITURE USED IN THIS SPACE PLAN

| ITEM | DESCRIPTION | QUANTITY |
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| 1 | RECEPTION | 1 |
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NOTES: RECEPTIONS SHALL COMPLY ALL EQUIPMENT & FURNITURE QUANTITIES FROM TO ORDER.



**SAFFRAN
KILPATRICK
ARCHITECTS PC**

1200 Northside Parkway
Three Northside Center
Suite 200
Atlanta, Georgia 30309
Tel: 770 417 9111
Fax: 770 417 9110
www.saffrankilpatrick.com



Ready
9711 EAST BELL ROAD, SUITE 102
MCCONNELL MOUNTAIN BUSINESS PARK
SCOTTSDALE, ARIZONA 85258

REVISIONS

NO DATE REVISION

1 10/1/01

2 10/1/01

3 10/1/01

4 10/1/01

5 10/1/01

6 10/1/01

7 10/1/01

8 10/1/01

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11 10/1/01

